



6 Annalise Circuit, Nirimba



Boasting modern elegance from first approach

6 Annalise Circuit welcomes you to a life of easy-care, luxury living. The impressive street frontage boasts a sleek elegant facade with feature stacker-stone entry and black pebblecrete driveway. Perfectly positioned opposite Fig Tree Park, enjoy the many walkways and nearby play areas without the maintenance!

Wide hallways and high ceilings introduce you to a stunning open plan living space. The beautiful kitchen features stone bench-tops, kitchen island with in-built sink and modern appliances; all framed by stunning pendant lighting. The fantastic walk-in pantry boasts impressive storage options with plenty of room for appliances. Stylish and functional, the entertaining space is extended via three-panel glass stacker doors, fitted to both the dining and lounge. The dining space opens onto the side of the property which has been tastefully finished with black concrete to create an effortless flow into the

 4  2  2  375m2

Price \$850 per Week

Property Type Rental

Property ID 3337

Land Area 375 m2

Agent Details

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Office Details

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code
PROPERTY GROUP

home. Wrapping around the property to the covered alfresco and spa, this is the perfect place to entertain! Doors are beautifully dressed with floor-to-ceiling blackout curtains while black plantation shutters are fitted to the windows. Welcome the natural light or close the space and create an intimate theatre ambiance. The second living boasts elegant deep green feature walls and a window opening with stone sill that connects to the main living.

This perfect family home is complete with four bedrooms. With a wall of louvers, dressed by floor-to-ceiling sheers and blackout curtains, this master bedroom is a tranquil retreat. The main bedroom also benefits from a walk-in-robe and ensuite with floor-to-ceiling tiles, black tapware, plantation shutters and shower niche. Privately positioned at the rear of the property are a further three generously sized bedrooms with feature walls, plantation shutters and built-in robes. Located by the bedrooms is a fantastic multi-purpose space with built-in study perfect for working from home. The main bathroom boasts floor-to-ceiling tiles, shower with niche and stunning black tapware. The bathtub is positioned beautifully under the window, dressed with black plantation shutters. This stunning property really does have it all!

Features the code crew love:

Zoned, ducted air conditioning

Covered alfresco entertaining

Spa!

Large wooden front door with crimsafe security

Fully fenced yard

Open-plan kitchen, dining and family space

Modern kitchen with reconstituted stone benchtops

Walk in pantry with power

Three-panel stacker doors fitted to both the dining and lounge, dressed with floor-to-ceiling blackout curtains

Black plantation shutters to windows in the main living space

Second living space with wall opening connecting to the main living space

Study or home office
Multi-purpose room
Four spacious bedrooms
Master bedroom with walk-in wardrobe and ensuite
Ensuite with floor-to-ceiling tiles, black tap-ware and black plantation shutters
Louvers to master bedroom dressed with floor to ceiling sheers and black out blinds
Further three bedrooms with feature walls, plantation shutters, and built-in robes
Main bathroom with separate WC, bathtub, shower with niche, floor-to-ceiling tiles, black tap-ware and black plantation shutters
Separate laundry with linen press and direct access to drying area
Double lock up garage
Located opposite Fig Tree Park!

School Zones

Nirimba State Primary School
Baringa State Secondary School
Meridan State College

HOW TO BOOK AN INSPECTION

If you are browsing this property on realestate.com, please scroll down to "INSPECTIONS" and click "REQUEST A TIME". A pop up will appear, select date and times from the drop-down boxes and fill out your details. Once completed, you will receive a confirmation email from us. If you are not viewing this via realestate.com, please go to our agency website <http://www.codepg.com.au> and click "RENTALS", find the property you would like to view and click "BOOK INSPECTION" and fill out your details. Once completed you will receive a confirmation email from us. If there are no inspections available or the time slots are not suitable, please email leasing@codepg.com.au with your preferred date and time. Code Property Group accepts applications prior to you inspecting the

property.

HOW TO APPLY FOR THIS HOME:

1. Please click the link <http://www.codepg.com.au>
 2. Find the property of interest to you
 3. Click the "APPLY NOW" button
 4. Please fill in where indicated and follow the prompts
- Please note anyone over the age of 18 that will be residing in the property, will be required to complete an application.

TO APPLY VIA VIRTUAL OPEN HOME:

1. Click and view the Video Tour above. If you cannot locate a video walk through, relax, there is one on its way.

Pets will be considered on application

AVAILABLE DATE: 21/09/26

PREFERRED LEASE TERM: 12 Months

Tenants maintain gardens and grounds

Tenants connect and pay power direct

Tenants connect solar direct and receive the benefits from the solar credits

Monthly spa service paid by owner - Tenants maintain pool between services

This property is water compliant tenants will be charged for all water consumption

Tenants are liable to check/confirm active & acceptable internet connection at the property PRIOR to applying

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